Exclusive Real Estate
KELLER WILLIAMS MARBELLA

REF. 6968-ERE



CASCADA DE CAMOJAN, MARBELLA

Andalusian Charm Meets Natural Elegance

€4,195,000

BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE
5	4 + 1	329 m^2	970 m^2	74 m^2

YEAR
2002






Description

This exquisite Andalusian-style villa, featuring five bedrooms, four bathrooms, and two guest WCs, is a refined blend of timeless elegance, traditional craftsmanship, and modern comfort. Rooted in authentic southern Spanish architecture, the home boasts iconic features such as graceful archways, handcrafted ceramic tiles, wrought-iron balconies, and exposed wooden beams all evoking the soulful essence of Andalusia.

Outdoors, the villa offers an enchanting porch, beautifully manicured gardens, expansive terraces ideal for unwinding, and a serene swimming pool embraced by lush greenery — creating a private and tranquil retreat.

Inside, the five generously proportioned bedrooms are bathed in natural light and offer peaceful views of the surrounding landscape. The four bathrooms, designed with contemporary sophistication and premium materials, are complemented by two additional guest WCs for added convenience.

The main living area impresses with soaring ceilings and a classically inspired fireplace that infuses the space with both warmth and character. The separate kitchen blends rustic charm with functionality, enhanced by traditional details that honour its heritage. Throughout the villa, decorative elements such as columns, mosaics, and exposed beams elevate the atmosphere, striking a perfect balance between rustic warmth and the refined sophistication of a luxury residence.

Enquire today for more details or to arrange a private viewing.

Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the

purchaser: 4.614.500.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller.

Features

Barbecue	Garden	Sauna
Fireplace	Heating	Terrace
Fitted kitchen	Parking spaces **2**	
Fitted wardrobes	Private pool	

ENERGY RATING

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